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Sustainability, Planning and Economic Enhancement Department

□ Downtown Office
111 NW 1 Street, 11th Floor
Miami, Florida 33128
T 305-375-2800

January 7, 2015

JUAN MAYOL
701 BRICKELL AVE 3000
MIAMI, FL 33131

RE: **Substantial Compliance #:** D2014000017

Plans:

Dear JUAN MAYOL :

Below are the comments and corrections for the above-mentioned Site Plan Review, that must be addressed prior to further processing of this Substantial Compliance. Please provide two (2) sets of revised plans and one(1) set of reduced plans (8.5" x 11") addressing the following comrn

1. Revise site plan in regards to rights-of-way dedications. Revise showing all said dedications, some found to be missing.
2. Revise site plan in regards to lake parcels. Said lakes are to be reviewed as an ASPR application. As said lakes are intrinsic to the development upon submittal of revisions for this process it is recommended that you apply for and submit the lakes for their review.
3. Revise site plan in regards to buffer areas. Show said buffers clearly labeled and dimensioned. Be aware that a favorable determination is dependent upon all required buffers, greens and park areas.
4. Revise site plan in regards to buffer adjacent residential units between same and the lakes. See comments # 2 and # 3 above, as well as the site plan and revise accordingly.
5. Revise site plan in regards to the placement of the TOB (top of berm) for the lakes. As depicted on the hearings approved plan it is miss placed at its current location. See comments # 2 and # 3 above, as well as the site plan and revise accordingly.
6. Revise site plan in regards to entrance feature, separate application and review process required, Sec. 33-86 and Sec. 33-112. Provide note stipulating said requirement on all sheets depicting the entrance feature or remove the same from plans.

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7. Revise site plan in regards to typical building setbacks. Please clarify said setbacks dimensions, as depicted they are at odds re: front porch and building setback.
8. Revise site plan in regards to the required landscaped medians. Said medians are to be no less than 15' in width in order to comply with the hearings approved site plan.
9. Revise site plan encompassing this entire section of the development, re: park between SW 118th Court and SW 119th Avenue. See comments # 3 above, as well as the site plan and revise accordingly.
10. Revise site plan providing additional dimensioning for parking spaces, re: all parking areas. Revise said spaces showing compliance with Sec. 33-122.
11. Revise site plan eliminating sub-standard parking spaces, re: parallel parking stalls. Revise said stall showing compliance with Sec. 33-122.
12. Revise plan providing typical parking details standard and handicapped parking stalls. Revise showing compliance with Sec. 33-122.
13. Revise site plan showing compliance with Sec. 33-202.3 (s) (9) limiting consecutive parking stall groupings to a maximum of 4 per grouping. Revise showing compliance.
14. Revise site plan showing compliance with Sec. 33-202.3 (o) privacy wall enclosing outdoor living area. Show on unit detail and on townhouse grouping detail.
15. Revise elevations showing building height from grade level to uppermost roofing element.
16. Revise landscaping legend in regards to development type standards and open space percentages re: Townhouse development type minimum of 30% open spaces required. Review required column showing minimum quantities you must provide for the "required" column. This is necessary regardless of the fact your "provided" column amounts are showing compliance.
17. Revise landscaping legend in regards to a rounding error under the trees per acre, always round up to the next whole number. Trees should equal 618. Total trees and shrubs equal: total trees 809 and total shrubs equal 8,090. Both these figures are under the required column.
18. Revise landscaping plan depicting the omitted street trees and lot trees. Said missing street trees are to be shown on the western edge of SW 118th Avenue. The missing lot trees are those of the adjacent lots. Review the hearings plan for additional details as to their placement.



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19. Please review all comments and revise accordingly in order to secure a favorable determination, as such the plan is not in compliance. Should you have any questions regarding this review or comments please feel free to call. I can be reached at 305-375-2640 and at the address shown.

If you wish to continue with this application please be advised that there is no charge for the first revision of this Substantial Compliance. Also be advised that there will be a charge of \$880.65 for any subsequent revisions. Additional approvals are required from the following departments and sections: DERM, Public Works, Fire and Planning.

Should you have any questions please contact my office at (305) 375-2640.

Sincerely,

A handwritten signature in black ink, appearing to read "R. Acle".

Ronaldo Acle

